

SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH
SUBDIVISION, PHASE III

BEING A 38.162 ACRE TRACT OF LAND SITUATED IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS AND IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 268.560 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019008001; A PORTION OF A 9.481 AND A 45.408 ACRE TRACT AS CONVEYED TO SA HUNTERS RANCH, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022000274; A PORTION OF A 32.559 ACRE TRACT AND A PORTION OF A 33.378 ACRE TRACT BOTH AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001002 AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001195; A PORTION OF A 33.808 ACRE TRACT AS CONVEYED TO LINDSEY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001001; A PORTION OF A 15.843 ACRE TRACT AS CONVEYED TO SKK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007939; AND A PORTION OF A 14.865 ACRE TRACT AS CONVEYED TO SKK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007974, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2022



Moy Tarin Ramirez Engineers, LLC
TPELS: ENGINEERING F-5297/SURVEYING 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

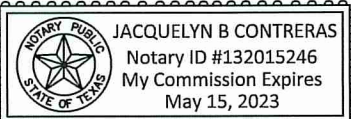
OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March
2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE
WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA,
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

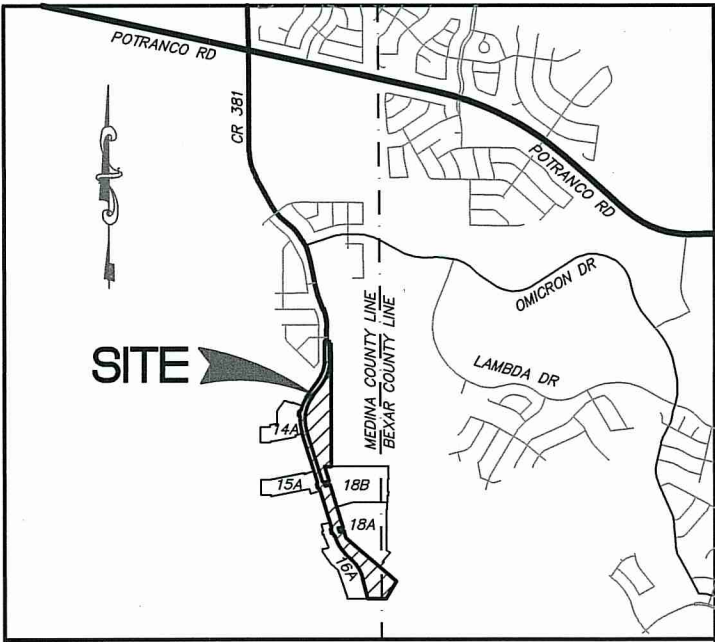
BY: _____
JUDGE

BY: _____
COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
____ DAY OF _____ A.D. 20 _____ AT _____ M.
AND DULY RECORDED THE _____ DAY OF _____ A.D. _____
20 _____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA
COUNTY, IN CABINET _____ ON SLIDE _____ IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS
BY: _____ DEPUTY



LOCATION MAP

NOT TO SCALE

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF
THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO
ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#20-39800124)
WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE
MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S
OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A
TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION
MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE
PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT
OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	86.00'	N89°51'50"E	L27	353.30'	S17°18'24"E
L2	51.75'	S00°09'08"E	L28	77.14'	S79°20'24"W
L3	23.92'	N89°50'29"E	L29	80.66'	N49°50'12"W
L4	114.60'	S89°51'14"W	L30	277.46'	N17°18'24"W
L5	259.17'	S16°34'39"E	L31	120.81'	N79°20'24"E
L6	38.18'	S76°30'26"W	L32	55.36'	S27°41'36"W
L7	68.30'	S17°18'24"E	L33	80.86'	S72°41'36"W
L8	37.37'	N68°52'45"E	L34	70.81'	S79°20'24"W
L9	49.27'	S20°53'26"E	L35	74.69'	N58°59'00"W
L10	31.40'	S79°19'22"W	L36	504.75'	N17°18'24"W
L11	67.79'	S17°18'24"E	L37	309.69'	S37°55'37"W
L12	54.49'	S14°19'04"E	L38	80.74'	N72°41'36"E
L13	79.85'	S16°34'39"E	L39	55.44'	S62°23'42"E
L14	118.92'	N14°38'43"W	L40	120.85'	N79°20'24"E
L15	143.41'	N14°38'43"W	L41	74.31'	S17°18'24"E
L16	60.64'	N35°44'29"E	L42	55.15'	S31°01'00"W
L17	181.01'	N37°03'34"E	L43	18.26'	S79°20'24"W
L18	136.89'	S37°03'34"W	L44	30.41'	S69°52'39"W
L19	75.56'	S04°35'39"E	L45	36.31'	S79°20'24"W
L20	71.50'	S46°13'04"E	L46	78.44'	N10°39'36"W
L21	245.37'	N36°52'50"E	L47	42.37'	N21°50'32"W
L22	122.77'	S46°13'04"E	L48	23.51'	N79°20'24"E
L23	59.25'	S54°50'45"W	L49	30.41'	N88°48'08"E
L24	80.50'	N81°59'11"W	L50	30.41'	N79°20'24"E
L25	82.31'	S81°59'11"E			

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	487.00'	31°24'33"	136.93'	266.97'	263.64'	N30°20'59"W
C2	913.00'	28°44'52"	233.97'	458.09'	453.30'	N31°40'50"W
C3	913.00'	51°53'50"	444.29'	826.98'	798.99'	N08°33'31"E
C4	55.00'	54°04'17"	28.07'	51.90'	50.00'	S52°57'33"E
C5	657.27'	37°10'47"	221.07'	426.51'	419.06'	N18°33'01"E
C6	743.00'	17°19'30"	113.20'	224.67'	223.81'	S22°35'17"W

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS
TO THE MINIMUM STANDARDS SET FORTH BY THE
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION
HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS,
LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE,
THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED
BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48325C04000, EFFECTIVE DATE MAY 15, 2020, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD (100-YEAR FLOODPLAIN)". FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THE DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48325C04000, DATED MAY 15, 2020; CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED THE NORTH AMERICAN DATUM OF 1983.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND MEDINA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 0 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, PHASE III SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 12; LOT 902, BLOCK 12; LOT 902, BLOCK 49; LOT 901, BLOCK 49; LOT 901, BLOCK 45; LOT 903, BLOCK 49; LOT 902, BLOCK 45.
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C7	861.82'	23°43'00"	180.96'	356.74'	354.20'	N22°10'48"E
C8	743.00'	19°48'00"	129.45'	256.33'	255.06'	S07°25'24"E
C9	863.00'	22°59'46"	175.55'	346.37'	344.05'	N05°48'31"W
C10	743.00'	28°44'52"	190.41'	372.79'	368.90'	S31°40'50"E
C11	657.00'	31°24'33"	184.73'	360.16'	355.67'	S30°20'59"E
C12	537.00'	31°24'33"	150.99'	294.38'	290.71'	N30°20'59"W
C13	863.00'	28°44'52"	221.16'	433.00'	428.48'	N31°40'50"W
C14	743.27'	37°14'49"	250.48'	483.19'	474.72'	S18°30'03"W
C15	424.90'	6°47'47"	25.23'	50.40'	50.37'	S34°45'14"W
C16	657.00'	48°39'44"	297.08'	558.00'	541.38'	S07°01'28"W
C17	657.00'	28°44'52"	168.37'	329.64'	326.20'	S31°40'50"E
C18	743.00'	31°24'33"	208.91'	407.31'	402.23'	S30°20'59"E
C19	743.00'	20°54'51"	137.13'	271.21'	269.71'	N06°50'59"W
C20	743.00'	18°29'20"	120.93'	239.76'	238.72'	N22°00'23"E
C21	510.90'	6°41'04"	29.84'	59.60'	59.57'	N34°41'52"E
C22	433.00'	5°55'03"	22.38'	44.72'	44.70'	S76°22'53"W
C23	55.00'	121°11'19"	97.59'	116.33'	95.83'	S14°38'43"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

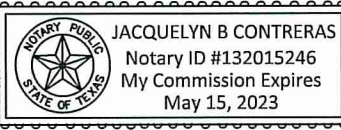
TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
TELEPHONE: (210) 402-0642

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Timothy Pruski
TIMOTHY PRUSKI KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF _____

March
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

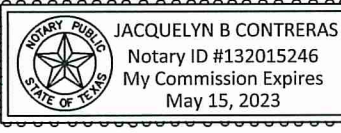
JORDAN LOVE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Jordan Love
JORDAN LOVE KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March
2022

Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

SKK DEVELOPMENT, LLC
1325 PALMETTO PT.
SPRING BRANCH, TEXAS 76062
TELEPHONE: (210) 601-1190

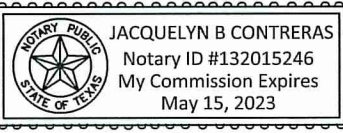
SHANE DAVIS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Shane Davis
SHANE DAVIS KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March
2022

Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SUBDIVISION PLAT
ESTABLISHINGHUNTERS RANCH
SUBDIVISION, PHASE III

BEING A 38.162 ACRE TRACT OF LAND SITUATED IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS AND IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 268.560 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019008001; A PORTION OF A 9.481 AND A 45.408 ACRE TRACT AS CONVEYED TO SA HUNTERS RANCH, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022000274; A PORTION OF A 32.559 ACRE TRACT AND A PORTION OF A 33.378 ACRE TRACT BOTH AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001002 AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001195; A PORTION OF A 33.808 ACRE TRACT AS CONVEYED TO LYNDEY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001001; A PORTION OF A 15.843 ACRE TRACT AS CONVEYED TO SDK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007359; AND A PORTION OF A 14.865 ACRE TRACT AS CONVEYED TO SDK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007974, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2022

MTR• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPCLS: ENGINEERING F-5297/SURVEYING 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023

TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HARRY HAUSMAN

KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022

Jacquelyn B. Contreras

Notary ID #132015246

My Commission Expires May 15, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN

SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF

SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE

WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ JUDGE

BY: _____ COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET _____ ON SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20 _____

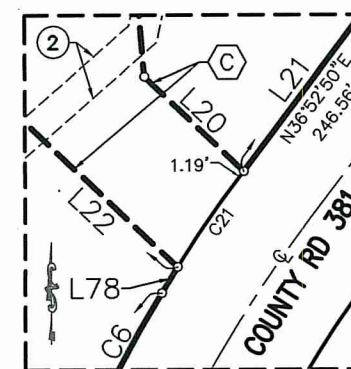
COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 6

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

DETAIL "A"
NOT TO SCALE

LOCATION MAP

- LEGEND
- COUNTY LIMITS LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - ROW RIGHT OF WAY
 - CL CENTERLINE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - I.P. FOUND IRON PIN FOUND
 - C.B. COUNTY BLOCK
 - C.V.E. CLEAR VISION EASEMENT
 - CONSTRUCTION PHASE B - BY SOUTH ADJOINER UPON DEVELOPMENT OF PROPERTY
 - AC. ACRE
 - ESM'T EASEMENT
 - VAR. VARIABLE
 - NO. NUMBER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
TELEPHONE: (210) 402-0642

TIMOTHY PRUSKI

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

TIMOTHY PRUSKI

KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF

March 2022

Jacquelyn B. Contreras

Notary ID #132015246

My Commission Expires May 15, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

SDK DEVELOPMENT, LLC
1325 PALMETTO PT.
SPRING BRANCH, TEXAS 78070
TELEPHONE: (210) 691-4190

SHANE DAVIS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SHANE DAVIS

KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022

Jacquelyn B. Contreras

Notary ID #132015246

My Commission Expires May 15, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH, STE. 100

SAN ANTONIO, TEXAS 78249

PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RAYMOND TARIN, JR., P.E.

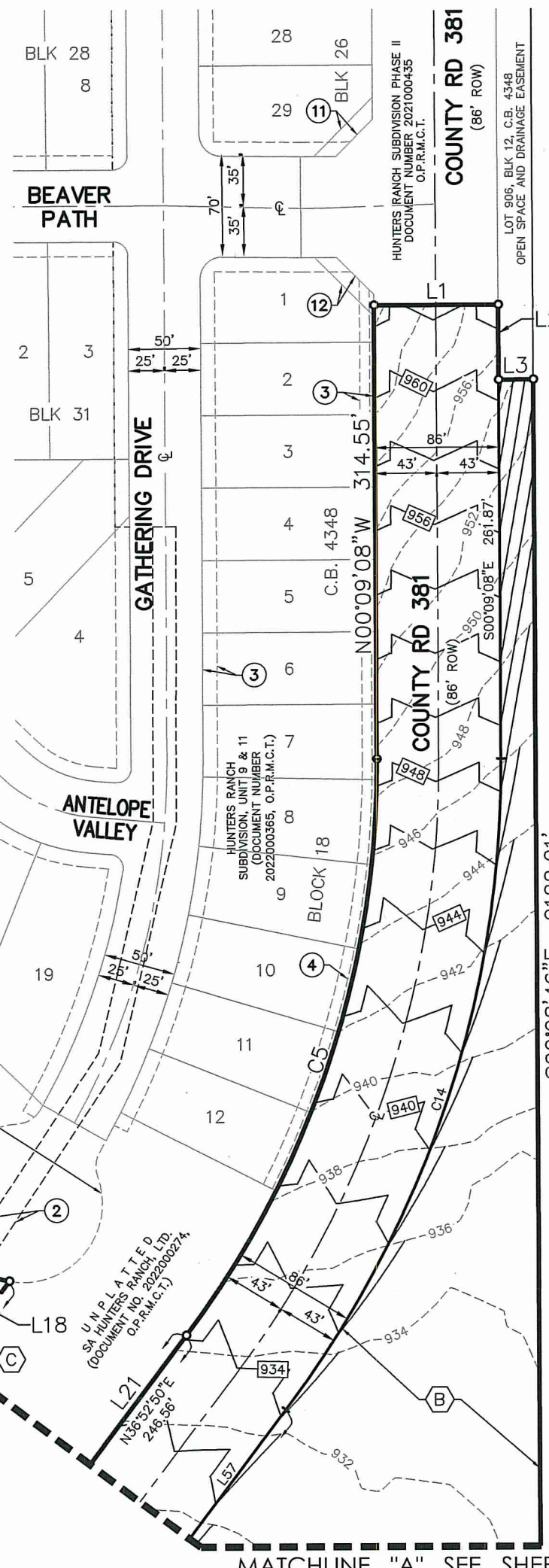
LICENSED PROFESSIONAL ENGINEER NO. 87060

MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH, STE. 100

SAN ANTONIO, TEXAS 78249

PHONE: (210)698-5051



WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

KEYNOTES

- A. VARIABLE WIDTH CLEAR VISION EASEMENT (0.303 AC.)
- B. LOT 908, BLOCK 12, C.B. 4348 VARIABLE WIDTH E.G.T.C.A. ESM'T (13.257 AC.) (PERMEABLE)
- C. VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (5.755 AC.) (PERMEABLE)
- D. LOT 909, BLOCK 12, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- E. LOT 902, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- F. LOT 901, BLOCK 49, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (1.846 AC.) (PERMEABLE)
- G. LOT 901, BLOCK 45, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (7.227 AC.) (PERMEABLE)
- H. LOT 903, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.011 AC.) (PERMEABLE)
- I. LOT 904, BLOCK 45, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- J. VARIABLE WIDTH TURNAROUND EASEMENT ENTIRE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.044 AC.)
- K. 12' SANITARY SEWER EASEMENT (0.110 AC.)
- L. VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.011 AC.)
- M. VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 AC.)
- N. 28' OVERHEAD ELECTRIC EASEMENT
- O. VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.080 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

JORDAN LOVE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JORDAN LOVE

KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022

Jacquelyn B. Contreras

Notary ID #132015246

My Commission Expires May 15, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

LYNDEY HAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HARRY HAUSMAN

KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022

Jacquelyn B. Contreras

Notary ID #132015246

My Commission Expires May 15, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLATNOTE:
SEE SHEET 1 OF 6 FOR
LINE & CURVE TABLES

SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH
SUBDIVISION, PHASE III

BEING A 38.162 ACRE TRACT OF LAND SITUATED IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS AND IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 268.560 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 201908001; A PORTION OF A 9.481 AND A 45.408 ACRE TRACT AS CONVEYED TO SA HUNTERS RANCH, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022000274; A PORTION OF A 32.559 ACRE TRACT AND A PORTION OF A 33.378 ACRE TRACT BOTH AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001002 AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001195; A PORTION OF A 33.808 ACRE TRACT AS CONVEYED TO LYNDSY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001001; A PORTION OF A 15.843 ACRE TRACT AS CONVEYED TO SKD DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007939; AND A PORTION OF A 14.865 ACRE TRACT AS CONVEYED TO SKD DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007974, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2022



Moy Tarin Ramirez Engineers, LLC
ENGINEERING F-5297/SURVEYING 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
HOUSTON, TEXAS 77065 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF
March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE
WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA
THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA,
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ JUDGE

BY: _____ COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____ A.D. 20 _____ AT _____ M.
AND DULY RECORDED THE _____ DAY OF _____ A.D. _____
20 _____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA
COUNTY, IN CABINET _____ ON SLIDE _____ IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

KEYNOTES

- A VARIABLE WIDTH CLEAR VISION EASEMENT (0.303 AC.)
 - B LOT 908, BLOCK 12, C.B. 4348 VARIABLE WIDTH E.G.T.C.A. ESM'T (13.257 AC.) (PERMEABLE)
 - C VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (5.755 AC.) (PERMEABLE)
 - D LOT 909, BLOCK 12, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
 - E LOT 902, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
 - F LOT 901, BLOCK 49, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (1.846 AC.) (PERMEABLE)
 - G LOT 901, BLOCK 45, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (7.227 AC.) (PERMEABLE)
 - H LOT 903, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.011 AC.) (PERMEABLE)
 - J LOT 904, BLOCK 45, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
 - K VARIABLE WIDTH TURNAROUND EASEMENT ENTIRE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.044 AC.)
 - L 12' SANITARY SEWER EASEMENT (0.110 AC.)
 - M VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.011 AC.)
 - N VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 AC.)
 - P 28' OVERHEAD ELECTRIC EASEMENT
 - Q VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.080 AC.)
- 1 VAR. WIDTH OFF-LOT TEMPORARY E.G.T.C.A. ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY HUNTERS RANCH SUBDIVISION, UNIT 9 & 11, DOCUMENT NUMBER 2022000365, O.P.R.M.C.T.
 - 2 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11, DOCUMENT NUMBER 2022000365, O.P.R.M.C.T.
 - 3 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11, DOCUMENT NUMBER 2022000365, O.P.R.M.C.T.
 - 4 1' VEHICULAR NON ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11, DOCUMENT NUMBER 2022000365, O.P.R.M.C.T.
 - 5 PERMANENT VARIABLE WIDTH SANITARY SEWER LIFT STATION EASEMENT DOCUMENT NO. 2020002356 O.P.R.M.C.T.
 - 6 28' WIDE ELECTRIC EASEMENT DOCUMENT NO. 20200191146 O.P.R.M.C.T.
 - 7 PERMANENT VARIABLE WIDTH SANITARY SEWER EASEMENT DOCUMENT NO. 2020001527 O.P.R.M.C.T.
 - 8 28' WIDE ELECTRIC EASEMENT DOCUMENT NO. 20190212556 O.P.R.B.C.T.
 - 9 30' WIDE OVERHEAD ELECTRIC EASEMENT DOCUMENT NO. 2021009185 O.P.R.M.C.T.
 - 10 10' WIDE FIBER OPTICS EASEMENT DOCUMENT NO. 2020009476 O.P.R.M.C.T.
 - 11 LOT 902, BLK 26 OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT OFF-LOT SIGNAGE EASEMENT (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (CABINET 3, SLIDE 994A-994C, O.P.R.M.C.T.)
 - 12 LOT 902, BLK 18 OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT OFF-LOT SIGNAGE EASEMENT (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (CABINET 3, SLIDE 994A-994C, O.P.R.M.C.T.)

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

JORDAN LOVE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Jordan Love KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
LYNDSY HAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

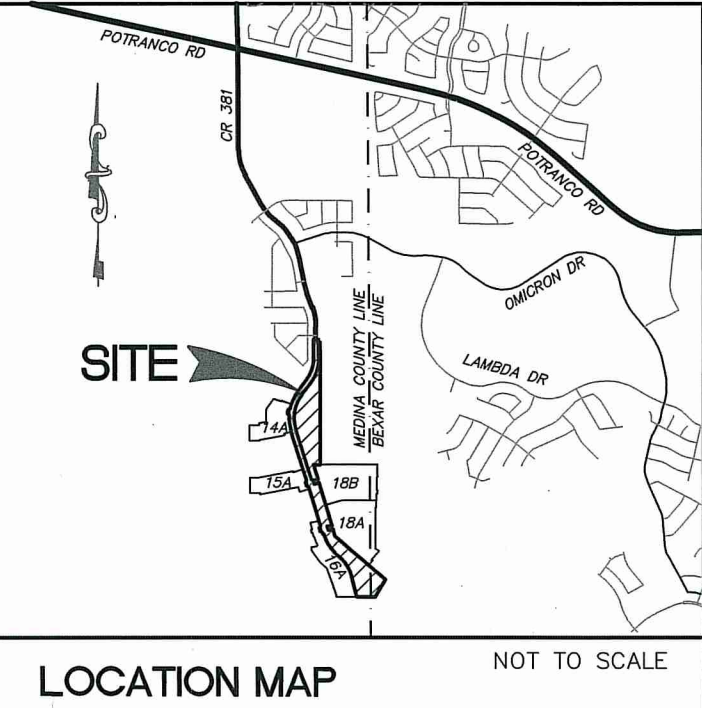
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE:
SEE SHEET 1 OF 6 FOR
LINE & CURVE TABLES

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT



STATE OF TEXAS
COUNTY OF BEXAR
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OWNER/DEVELOPER
TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
TELEPHONE: (210) 402-0642

TIMOTHY PRUSKI

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Timothy Pruski KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF

March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
SKD DEVELOPMENT, LLC
1325 PALMETTO PT.
SPRING BRANCH, TEXAS 78070
TELEPHONE: (210) 601-4190

SHANE DAVIS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Shane Davis KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF

March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS
TO THE MINIMUM STANDARDS SET FORTH BY THE
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION
HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS,
LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE,
THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED
BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin, Jr., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

- LEGEND**
- COUNTY LIMITS LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - ROW RIGHT OF WAY
 - Q CENTERLINE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - I.P. FOUND IRON PIN FOUND
 - C.B. COUNTY BLOCK
 - C.V.E. CLEAR VISION EASEMENT
 - CONSTRUCTION PHASE B - BY SOUTH ADJOINER UPON DEVELOPMENT OF PROPERTY
 - AC. ACRE
 - ESM'T EASEMENT
 - VAR. VARIABLE
 - NO. NUMBER



SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH
SUBDIVISION, PHASE III

BEING A 38.162 ACRE TRACT OF LAND SITUATED IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS AND IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 268.560 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019008001; A PORTION OF A 9.481 AND A 45.408 ACRE TRACT AS CONVEYED TO SA HUNTERS RANCH, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022000274; A PORTION OF A 32.559 ACRE TRACT AND A PORTION OF A 33.378 ACRE TRACT BOTH AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001002 AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001195; A PORTION OF A 33.808 ACRE TRACT AS CONVEYED TO LINDSEY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001001; A PORTION OF A 15.843 ACRE TRACT AS CONVEYED TO SK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007939; AND A PORTION OF A 14.865 ACRE TRACT AS CONVEYED TO SK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007974, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2022



Moy Tarin Ramirez Engineers, LLC
BPELS: ENGINEERING F-5297/SURVEYING 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022

Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE
WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA,
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ JUDGE

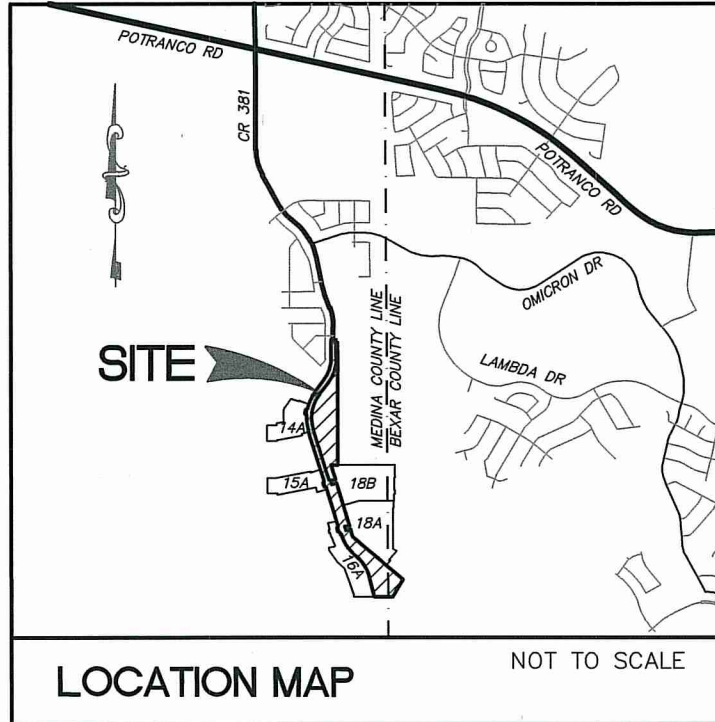
COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____ A.D. 20____ AT _____ M.
AND DULY RECORDED THE _____ DAY OF _____ A.D. _____
20____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA
COUNTY, IN CABINET _____ ON SLIDE _____ IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

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TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD
A TEXAS LIMITED PARTNERSHIP
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
TELEPHONE: (210) 402-0642

Timothy Pruski

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
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OWNER/DEVELOPER
SK DEVELOPMENT, LLC
1325 PALMETTO PT
SPRING BRANCH, TEXAS 78070
TELEPHONE: (210) 601-4190

Shane Davis

STATE OF TEXAS
COUNTY OF BEXAR

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CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

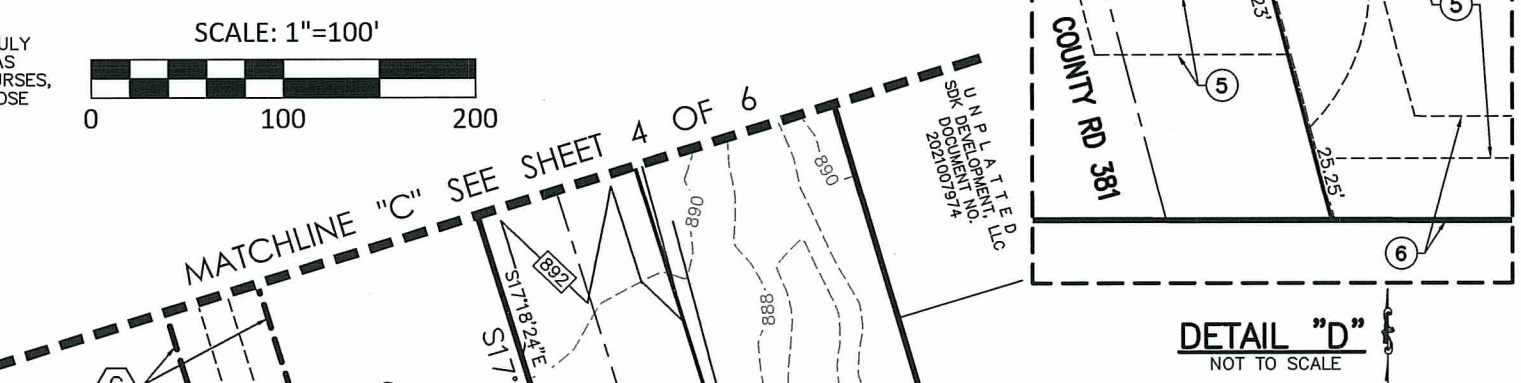
FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NOTE:

SEE SHEET 1 OF 6 FOR LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



DETAIL "D"
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

JORDAN LOVE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jordan Love KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
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JACQUELYN B CONTRERAS
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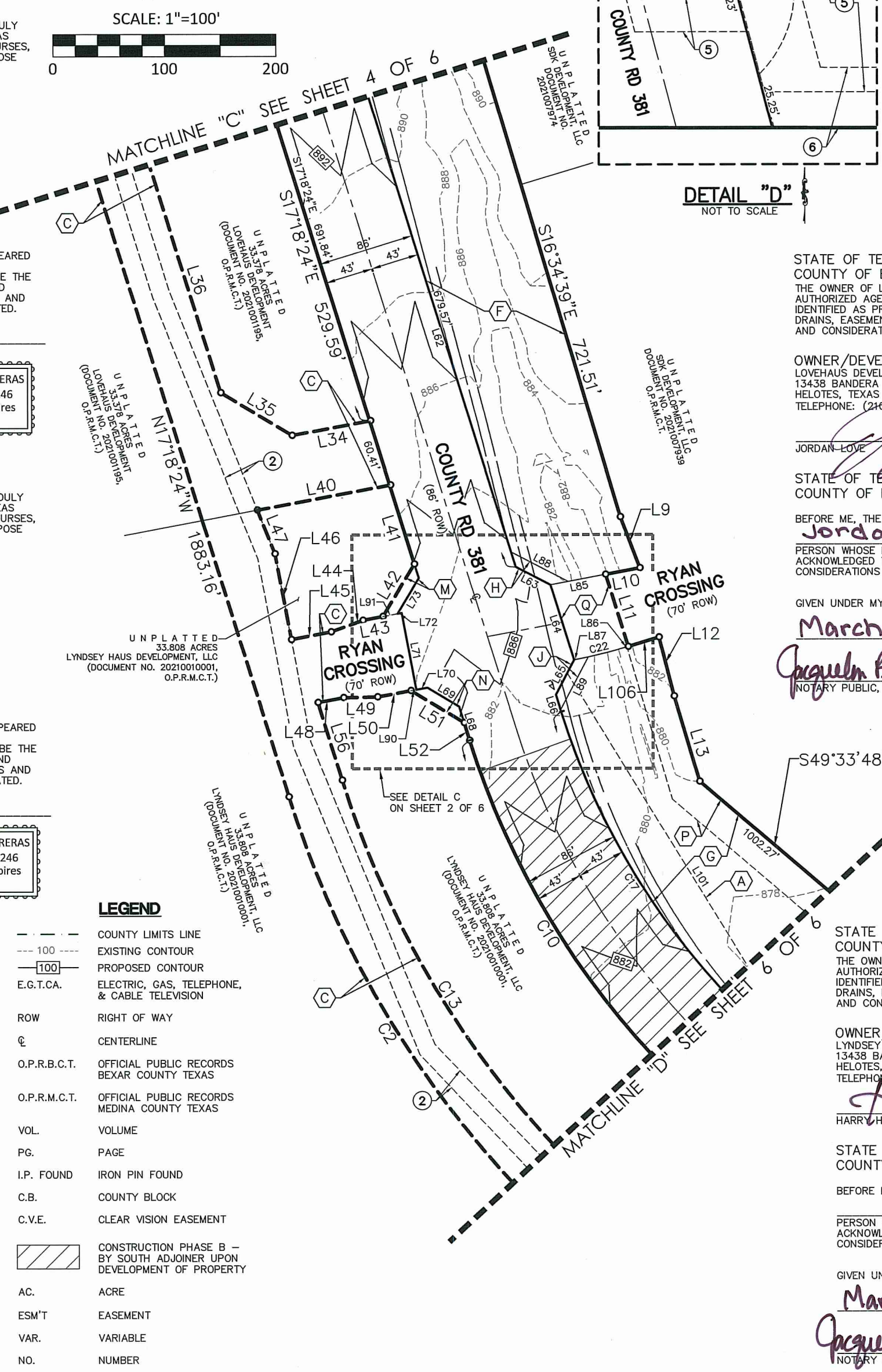
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LEGEND

- COUNTY LIMITS LINE
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- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ROW RIGHT OF WAY
- CL CENTERLINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- I.P. FOUND IRON PIN FOUND
- C.B. COUNTY BLOCK
- C.V.E. CLEAR VISION EASEMENT
- CONSTRUCTION PHASE B - BY SOUTH ADJOINER UPON DEVELOPMENT OF PROPERTY
- AC. ACRE
- ESM'T EASEMENT
- VAR. VARIABLE
- NO. NUMBER



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jordan Love KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022

Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jordan Love KNOWN TO ME TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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May 15, 2023

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jordan Love KNOWN TO ME TO BE THE

SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH
SUBDIVISION, PHASE III

BEING A 38.162 ACRE TRACT OF LAND SITUATED IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS AND IN THE E. DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 268.560 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019080001; A PORTION OF A 9.481 AND A 45.408 ACRE TRACT AS CONVEYED TO SA HUNTERS RANCH, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022000274; A PORTION OF A 32.559 ACRE TRACT AND A PORTION OF A 33.378 ACRE TRACT BOTH AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2021001001; A PORTION OF A 15.843 ACRE TRACT AS CONVEYED TO SOK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007939; AND A PORTION OF A 14.865 ACRE TRACT AS CONVEYED TO SOK DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2021007974, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2022



Moy Tarin Ramirez Engineers, LLC
ENGINEERING F-5297/SURVEYING 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
JUDGE

BY: _____
COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET _____ ON SLIDE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID "EASEMENT AND RIGHT-OF-WAY AREAS" AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND

- COUNTY LIMITS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- E.G.T.C.A.
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ROW
- RIGHT OF WAY
- CENTERLINE
- O.P.R.B.C.T.
- OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.P.R.M.C.T.
- OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- VOL.
- VOLUME
- PG.
- PAGE
- I.P. FOUND
- IRON PIN FOUND
- C.B.
- COUNTY BLOCK
- C.V.E.
- CLEAR VISION EASEMENT
- CONSTRUCTION PHASE B - BY SOUTH ADJOINER UPON DEVELOPMENT OF PROPERTY
- AC.
- ACRE
- ESM'T
- EASEMENT
- VAR.
- VARIABLE
- NO.
- NUMBER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
SOK DEVELOPMENT, LLC
1325 PALMETTO PT.
SPRING BRANCH, TEXAS 78070
TELEPHONE: (210) 601-4190

SHANE DAVIS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Shane Davis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

STATE OF TEXAS
COUNTY OF BEXAR

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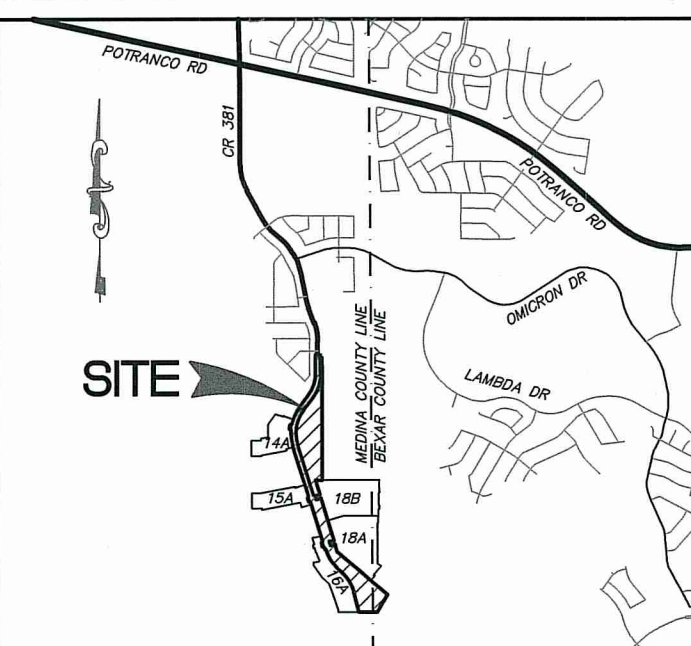
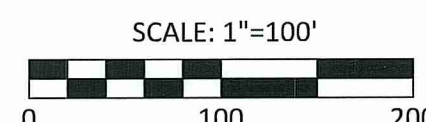
OWNER/DEVELOPER
LYNDEY HAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

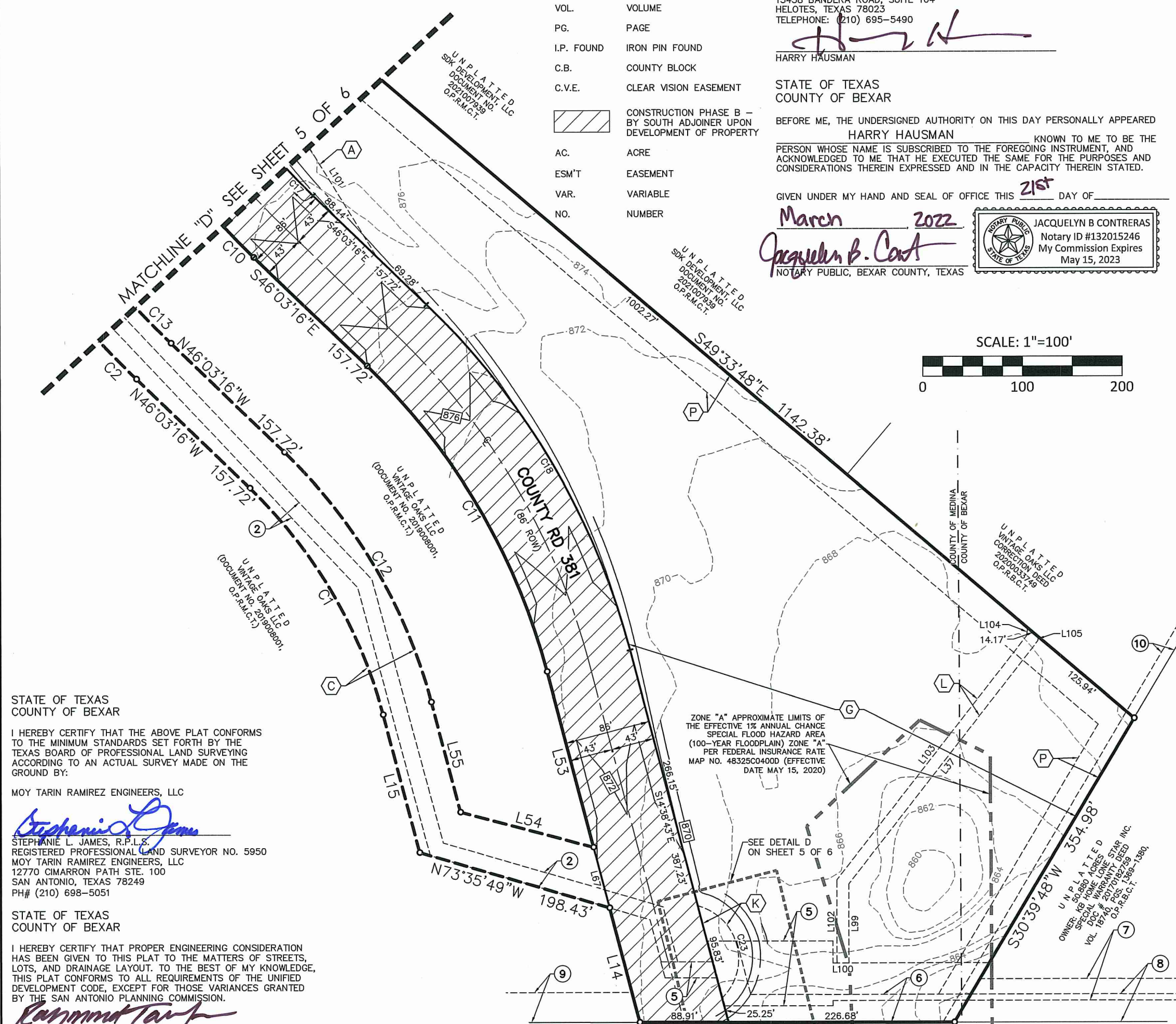


LOCATION MAP

NOT TO SCALE

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

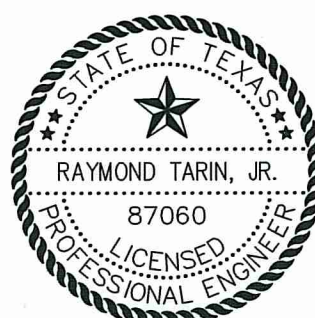
MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



KEYNOTES

- A VARIABLE WIDTH CLEAR VISION EASEMENT (0.303 AC.)
- B LOT 908, BLOCK 12, C.B. 4348 VARIABLE WIDTH E.G.T.C.A. ESM'T (13.257 AC.) (PERMEABLE)
- C VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (5.755 AC.) (PERMEABLE)
- D LOT 909, BLOCK 12, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- E LOT 902, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- F LOT 901, BLOCK 49, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (1.846 AC.) (PERMEABLE)
- G LOT 901, BLOCK 45, C.B. 4348 VARIABLE WIDTH DRAINAGE & E.G.T.C.A. ESM'T (7.227 AC.) (PERMEABLE)
- H LOT 903, BLOCK 49, C.B. 4348 SIGNAGE ESM'T (0.011 AC.) (PERMEABLE)
- J LOT 904, BLOCK 45, C.B. 4348 SIGNAGE ESM'T (0.010 AC.) (PERMEABLE)
- K VARIABLE WIDTH TURNAROUND EASEMENT ENTIRE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.044 AC.)
- L 12' SANITARY SEWER EASEMENT (0.110 AC.)
- M VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.011 AC.)
- N VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 AC.)
- P 28' OVERHEAD ELECTRIC EASEMENT
- Q VAR. WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.080 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

JORDAN LOVE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Jordan Love KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
TELEPHONE: (210) 402-0642

TIMOTHY PRUSKI

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Timothy Pruski KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

NOTE:
SEE SHEET 1 OF 6 FOR
LINE & CURVE TABLES

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT